

PLANNING COMMISSION REPORT



MEETING DATE: April 13, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **X Lofts - 52-ZN-1997#3**

REQUEST Request to rezone from Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) on a 1.43 +/- acre parcel located at 7044, 7050 and 7106 E Osborn Road and to add the Planned Block Development (PBD) and amend the site plan/stipulations from case 52-ZN-1997#2 on a 1.28 +/- acre parcel located at 7116 and 7126 E Osborn Road.

Key Items for Consideration:

- Project provides more residential uses in the Downtown.
- Project is consistent with the Downtown Plan.
- This proposal is for 82 residential units; existing zoning and previous site plan approved 48 residential units.
- This proposal is for a 50 ft. high building (allowed within the requested district); east half of proposal already approved for 50 ft. high building.

Related Policies, References:

52-ZN-1997 and 52-ZN-1997#2

OWNER Osborn Commons Investors
480-767-3162

APPLICANT CONTACT Jason Allen
Skyline Consultants
602-324-5330

LOCATION 7044, 7050, 7106, 7116 & 7126 E Osborn Road

BACKGROUND

Zoning.

The site is made up of five parcels. The two parcels on the east portion of the site (7116 and 7126 Osborn Rd.) are currently zoned Downtown/Office Commercial, Type 2, Downtown Overlay, (D/OC-2, DO). These two parcels have been zoned Downtown/Office Commercial, Type 2 since March 17, 1998. The three parcels on the west portion of the site (7044, 7050, and 7106 Osborn Rd.) are currently zoned Highway Commercial, Downtown Overlay (C-3, DO) District. Both of these districts permit multi-family residential housing units.

General Plan.

The Downtown Plan Land Use Element designates the property as Office



Commercial, Type 2. This category encourages a mixture of uses including residential.

Context.

The five parcels that make up the project are located in the southern portion of Downtown, 250 feet west of the northwest corner of Scottsdale and Osborn Roads. Currently the eastern parcels (7116, 7126, and 7050 Osborn Rd.) are vacant with no improvements. The two remaining parcels (7106 and 7044 Osborn Rd.) are developed and contain older existing buildings. The 5 parcels that create the site are bordered by 6th Street on the north, Osborn Road on the south and Bishop Lane on the east. The site is completely surrounded by Highway Commercial District (C-3) zoned properties. They are as follows:

- North: Staples and Homestead Studio Suites (beyond 6th Street)
- East: Walgreen's (beyond Bishop Lane)
- South: Olive Garden and First Baptist Church (beyond Osborn Road)
- West: two small one-story office buildings (adjacent)

History.

Two parcels, 1.28 +/- acres (net), located at the northwest corner of Osborn Road and Bishop Lane were rezoned to Downtown/Office Commercial, Type 2 on March 17, 1998 by the City Council. At the time of zoning, the case (52-ZN-1997) also approved a site plan that included a 78-unit hotel. On August 26, 2003, the City Council approved a site plan amendment to the 1.28 +/- acres (net) parcel with case 52-ZN-1997#2. With this case the site plan replaced the 78 hotel units with 48 residential units in a 50 ft. building instead of a 47 ft. high building.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The applicant has two requests:

1. Rezone the three western parcels (7044, 7050, and 7106 Osborn Rd.) from Highway Commercial, Downtown Overlay (C-3, DO) District to Downtown/Office Commercial, Type 2, Planned Block Development, Downtown Overlay (D/OR-2, PBD, DO) and approve a site plan.
2. Add the Planned Block Development (PBD) and mend site plan/stipulations of the two eastern parcels (7116 and 7126 Osborn Rd.) from case 52-ZN-1997#2.

The applicant proposes to modify the original approved site plan and stipulations, which included a 48-unit residential building. The Downtown/Office Commercial, Type 2 zoning of that original property (7116 and 7126 Osborn Rd.) will remain the same. The three western parcels, which request the rezoning, will be added to the original two eastern parcels that include 34 residential units. 82 residential units are therefore proposed on the five parcels. Finally, the applicant will add the Planned Block Development onto the five parcels. The following describes the proposed site modifications:

Building Placement and Parking

- *Approved*– The originally approved site plan included only the two eastern lots (7116 and 7126 Osborn Rd.) consisting of 1.28 +/- acres (net). The site is covered with an on-grade parking structure. The residential units will be built on three levels above the structure, which

will be integrated into the building design.

- *Proposed-* The new site plan will add the adjacent western lots (7044, 7050, and 7106 Osborn Rd.) consisting of 1.43+/- acres (net) to the originally approved site plan. The site will still be covered with an on-grade parking structure with residential units built on three levels above the structure.

Driveways

- *Approved* – The parking structure will have one access driveway located along Bishop Lane at the eastern property line. The location will also give pedestrians access to the building.
- *Proposed-* The applicant has removed the access driveway along Bishop Lane. The applicant has been stipulated to provide one access point on Osborn Rd. and one access point on 6th St. or just one access point on 6th St. Pedestrians will have also have access to the building at these locations.

Height and Density

- *Approved-* The zoning district allows residential uses to go up to 50 feet and five stories. The applicant proposes to build to the maximum of 50 feet. The maximum FAR allowed in the district is 1.20 and the proposal is for 1.19.
- *Proposed-* The zoning district allows residential uses to go up to 50 feet and five stories. The applicant proposes to build to the maximum of 50 feet. The maximum FAR allowed in the district is 1.20 and the proposal is for 1.18.

IMPACT ANALYSIS

Planned Block Development (PBD) Standards Amendment:

The development standards are designed to assure that small and moderate scale developments fit into the established urban pattern of Downtown Scottsdale. The PBD amendment procedure allows standards to be modified to accommodate larger scaled projects, such as major residential projects, corporate office buildings, and shopping malls. The applicant is requesting to amend only one development standard; “*Maximum building height shall not exceed 38 ft. within 300 ft. of an R-1 district*”. At the southwest corner of the site, south of Osborn Rd, is a single-family residential district (R1-7). The R1-7 district has been built out with the First Baptist Church and contains no single-family homes. The applicant’s PBD Addendum Justification Narrative (see Attachment #1) describes in detail the standard that the applicant is seeking to amend.

Traffic.

The development is estimated to generate 542 daily trips, with 55 a.m. peak hour trips and 64 p.m. peak hour trips. The estimated traffic that would be generated by the site is not an increase from traffic that could be generated if the site were developed as commercial or multi-family apartments, which is allowed under the current zoning.

Parking.

The proposed site plan indicates on-grade parking structure with three stories

of residential units above. The 82-unit residential complex requires 123 parking spaces and the site plan provides 167 parking spaces.

Water/Sewer.

Water and sewer lines exist in the city right-of-way. The applicant will be required to tap into those lines.

Schools District comments/review.

Scottsdale Unified School District 48 has been notified of this application. Based on the information in the application, the school district has adequate school facilities to accommodate the projected number of additional students. Children would attend Tonalea Elementary School, Supai Middle School, and Coronado High School.

Policy Implications.

This application is in keeping with two city policies: the application meets the land use category in the Downtown Plan, and is in keeping with the Downtown Design Guidelines. The Downtown Plan designates properties in the vicinity of the couplet with this category, which is defined as providing a mixture of uses and support services for the Downtown and the rest of the community. The Downtown Guidelines specify that buildings be closer to the streets they adjoin than buildings in suburban-style developments. This configuration creates more visual interest for pedestrians passing the site, and allows pedestrians to easily access sidewalks from the building. The proposed site will have building facades along all three adjacent streets (Bishop Lane, Osborn Road, and 6th Street).

Community Involvement.

The applicant has completed the required citizen review report (see Attachment #7). Letters were sent out to all property owners and Homeowner Associations within 750 ft. of the site. Two people attended the open house meeting on January 13, 2005. The applicant introduced the purpose and design of the project. One attendee was concerned that pedestrian access between the many residences south of Osborn Road and the shops/restaurants of the Downtown will be blocked with the completion of the project. On the other hand, the neighbor to the west was concerned that trespassing and potential issues would occur if a pedestrian link were made along the west property line. At the time of writing this report, Staff received two phone calls from the public regarding this application. The callers asked general site information regarding the project and spoke about the lack of a pedestrian link between the residents south of the project to the Downtown businesses to the north.

Community Impact.

This project has the potential for a variety of community influences. This is the third new residential project proposed in this portion of the Downtown. The proposed site is an additional 34 residential units to the original 48 units approved at the two adjacent parcels and the Loloma 5 mixed-use project was recently approved along Marshall Way, a block to the north. The city has expressed a goal of integrating more residential development into Downtown. The proposed residential units could help to stimulate reinvestment in this part

of Downtown.

Residential uses that are located in densely developed areas often help to create new pedestrian traffic. Pedestrians will be able to travel from the proposed residential uses to businesses, shopping, and entertainment destinations in the hospital campus, along Scottsdale Road, and in West Main/Old Town Scottsdale. New residential uses enhance the customer base for existing uses and even prompt the opening of new uses in Downtown.

The area has a variety of existing residential uses in the area. Approximately 550 feet to the west, along Osborn Road, is a townhouse complex and a couple of apartment buildings. To the southwest and northwest, approximately 600 feet to each, are some condominium complexes. The proposed project is another addition to the existing residential uses in the area.

The project area cuts off the Marshall Way alignment to the south eliminating direct pedestrian access for the residents living south of Osborn Rd. A stipulation of this case requires a 10 ft. public access easement along the western property line of the site to provide residents living south of Osborn Rd. easier access to Marshall Way and the Downtown.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.


RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

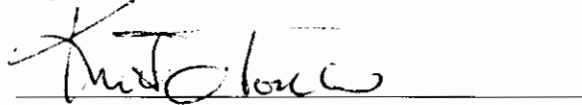
STAFF CONTACT(S)

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480-312-7734
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APPROVED BY



Bill Verschuren
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative/ PBD Addendum Justification Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement (Plan and Report)
9. City Notification Map
10. School District Response
11. Approved Site Plan from case 52-ZN-1997#2
12. Landscape Plan
13. Site Plan



URBAN PLANNING . ZONING . DEVELOPMENT SERVICES

X Lofts
Osborn & Scottsdale Roads
Scottsdale, Arizona
Case#492-PA-2004
Rezoning Application

Project Narrative

We are requesting a rezoning of the property located at 7106, 7050, 7106, 7116 and 7126 East Osborn Road. The request will change the existing Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown Office/Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) on a 1.43 +/- acre located at the above referenced location to add the Planned Block Development (PBD) and amend the site plan/stipulations from case 52-ZN-1997#2.

Our request is consistent with the parcel to the east in creating one coherent residential project that will serve Downtown Scottsdale's housing needs. The parcel located directly to the east is currently zoned D/OC-2 and will be the location for the east phase of this project. The proposed rezoned parcels (west phase) will consist of the development of 42-46 loft condominiums units to compliment the 40 proposed units in the east phase. All 82-86 units will be for sale product. The height of the proposed project will be consistent with the approved 50' height of the east parcel.

The proposed residences will be located in a three-story structure above a common partially below-grade parking level. An open recreation terrace/pool area will be located above the parking level surrounded by units. The parking level will provide vehicular and pedestrian access from both Osborn and 6th Street. Both secured resident parking and open visitor parking will be provided in the parking level.

We are also requesting a stipulation modification for the approved east phase. Due to the shared entry drives located on Osborn and 6th Street, we are requesting the removal of the stipulation that requires an entrance on Bishop Lane. This entry is no longer necessary as the dual shared entry creates centrally located entry and exit points for both the east and west phase of the project.

Justification for Amended Development Standards

We are requesting to modify the Planned Block Development (PBD) overlay height of 38' within 300' of an R1 district. There are a number of reasons to justify our request. This project is designed to mirror the adjacent parcel and will act as a second phase (approved for 50') of the project. The additional height is needed in order to maintain architectural and project consistency. In addition, please note that the proposed design is a "loft" project, which calls for a tall ceilings and an open feel. The parking garage is

already located 4' below grade; any additional lowering would require a modification of the ramp/circulation system and would require additional mechanical, exhaust and cooling systems, which could audibly affect future residents in addition to substantial design changes. And lastly, due to site restraints, the additional height allows us to break up the massing of the building by providing additional towers throughout the project. Thank you for your consideration.



"X" Lofts – Phase 2

52-ZN-1997#3

ATTACHMENT #2

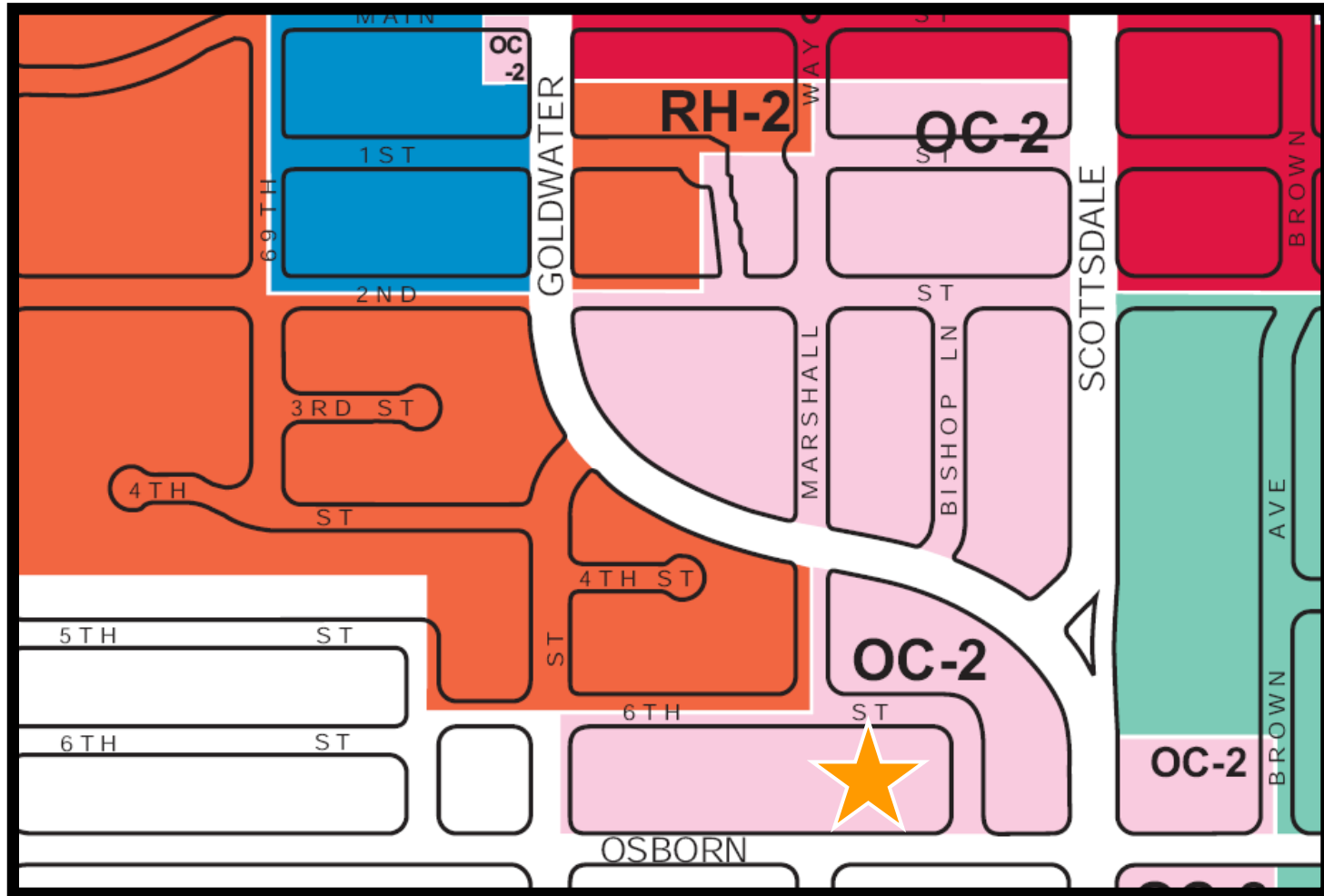










“X” Lofts – Phase 2

52-ZN-1997#3

ATTACHMENT #2A

Downtown General Plan



- | | |
|--|--|
|  Retail Specialty |  Residential/Hotel |
|  Office Commercial |  Regional Commercial/Office |
|  Civic Center |  Residential High Density |
|  Office Residential |  Medical |



52-ZN-1997#3
ATTACHMENT #3

STIPULATIONS FOR CASE 52-ZN-1997#3

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform to the site plan submitted by DFD Cornoyer Hedrick dated 1/25/05 by City Staff. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

CIRCULATION

1. Prior to Final Plans approval, the Developer shall dedicate a one ft-wide vehicular non-access easement on Osborn Road, Bishop Lane and 6th Street except at the approved street entrance/emergency access points.
2. With the Development Review Board submittal, the developer shall submit a site plan showing a 10 ft-wide public access easement on west side of the site subject to the approval of the Development Review Board. Prior to Final Plans approval, the Developer shall dedicate a 10 ft-wide public access easement on west side of the site.
3. With the Development Review Board submittal, the developer shall submit a site plan showing vehicular one access driveway positioned off of Osborne Road and one access driveway off of 6th Street or at minimum, just one access driveway off of 6th St. The final position of the vehicular access driveways is subject to Development Review Board approval.
4. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. [6th Street, Osborn Road and Bishop Lane] - The developer shall dedicate a one foot wide vehicular non-access easement on these street except at the approved street entrance.
 - b. [6th Street] - There shall be a maximum of one site driveway.
 - c. [Osborn Road]- There shall be a maximum of one site driveway.
5. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
6. **REFUSE ENCLOSURE.** With the Development Review Board submittal, the developer shall show a total of 3 refuse enclosures (or one double and one single enclosures) as required for the development.

ADDITIONAL INFORMATION FOR CASE 52-ZN-1997#3

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - b. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - c. major stormwater management systems,
 - d. signage.

ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
5. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - b. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
6. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:

- a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
7. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - c. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - d. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
8. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
9. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
10. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, as determined by city staff.
11. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.

- c. Include a complete description of requirements relating to project phasing.
 12. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
 13. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
 14. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.
 15. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 16. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
 17. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
 18. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
 19. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.
- The developer shall:
- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
20. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.

21. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
22. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
23. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
24. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - i. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - ii. Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - iii. Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - iv. Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - v. Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

Traffic Impact Summary (Case 52-ZN-1997#3)

The site is located on the northwest corner of Osborn Road and Bishop Lane. Osborn Road is classified as a major collector street along the site frontage. It is constructed to the typical five-lane cross section, two lanes in each direction with a center two-way left-turn lane. Bishop Lane is a local commercial street. It is constructed to the typical two lane cross section with enough width to allow on-street parking.

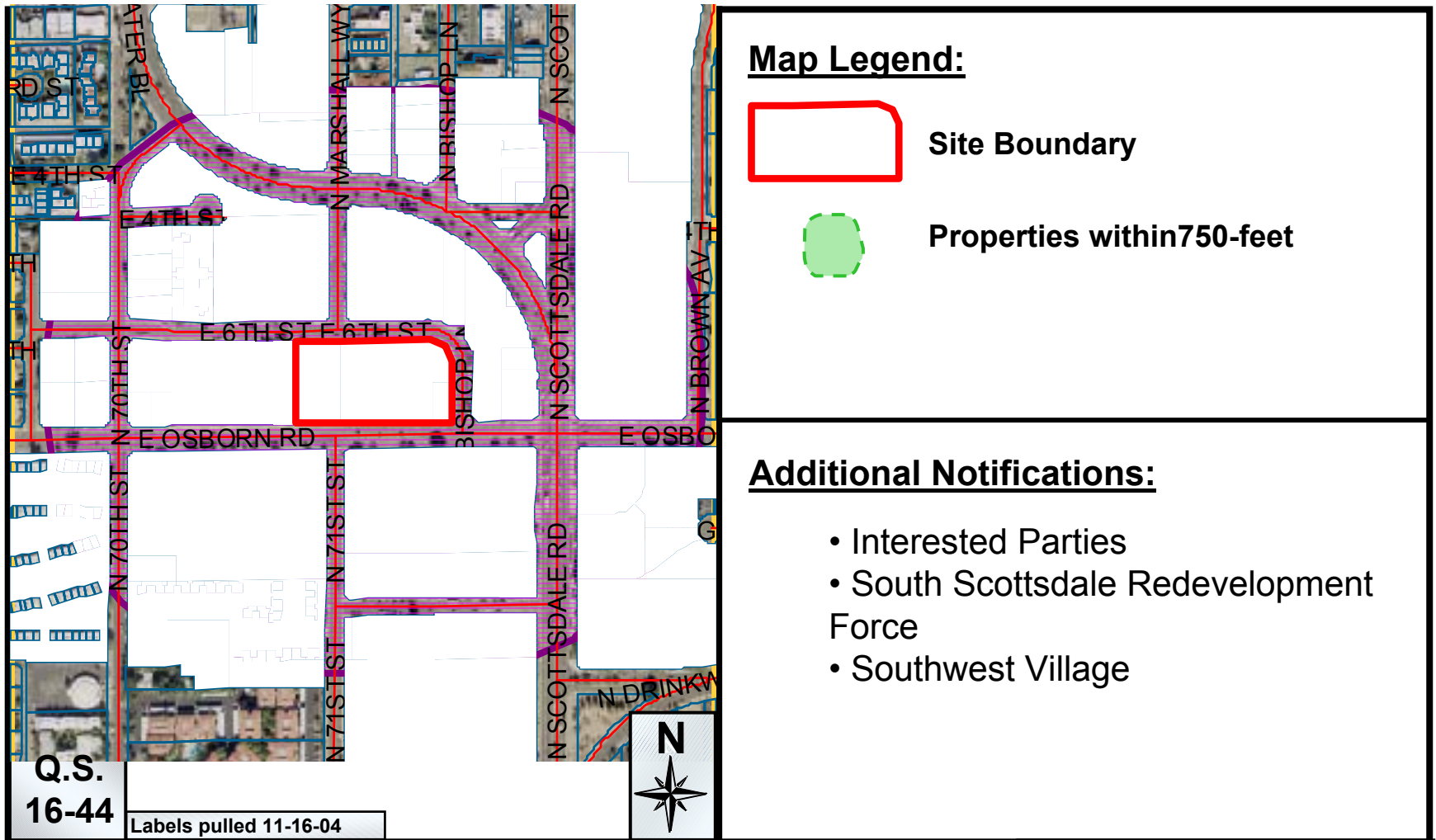
The proposed rezoning would allow the development of an 82-unit condominium project; an increase of 34 dwelling units from development approved on the eastern half of the site. The development is estimated to generate 542 daily trips, with 55 a.m. peak hour trips and 64 p.m. peak hour trips. The estimated traffic that would be generated by the site is not an increase from traffic that could be generated if the site were developed as commercial or multi-family, which is allowed under the current zoning.

X Lofts
52-ZN-1997#3

Attachment #8. Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



X Lofts

52-ZN-1997#3



City of Scottsdale
Current Planning Services

SCHOOL DISTRICT
Determination of Adequate Facilities

City of Scottsdale Project Number: 34-PA-2000-2

Area in gray to be completed by Applicant.

Project Name: 'X' Lofts - Phase II

Project Location: 7106/7050/7044 E. Osborn Rd.

Applicant Name: Jason Allen / Skyline

Phone: 602-324-5330

Applicant E-mail: _____

Fax: 602-324-5331

School District: SCOTTSDALE UNIFIED SCHOOL DISTRICT 48

I, William H. Johnson, hereby certify that the following determination has been made in regards to the above referenced project:

- ☒ The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of attendance areas for elementary, middle and high schools for this location
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or

I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

William H. Johnson
Superintendent or Designee

2-17-05
Date

Planning and Development Services

7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251
Phone: 480-312-7000 • Fax: 480-312-7088

PROJECT DATA

LOT AREA: Net Lot Area = 1.19 Acres; 81,726 Sq Ft
Gross Lot Area = 1.72 Acres; 75,125 Sq Ft

ZONING: DDC-2 Existing: Case # 52-ZN-87
Proposed Amendment: Case # 495-PA-01

DENSITY: 40 Units per Net Acre 28 Units per Gross Acre

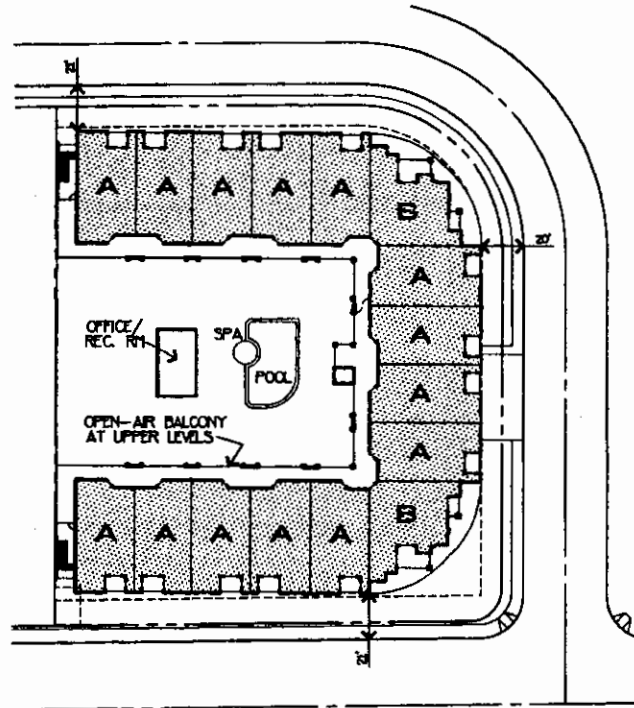
FLOOR AREA RATIO: 1.19

DWELLING MIX and SQ FT:		UNITS	UNITS SF	Gross SF
A 87.5 % Two Bedroom	42	at	1,244 SF	1,277 SF
B 12.5 % Two Bedroom	6	at	1,280 SF	1,355 SF
TOTAL UNITS	48		60,976 SF	81,644 SF

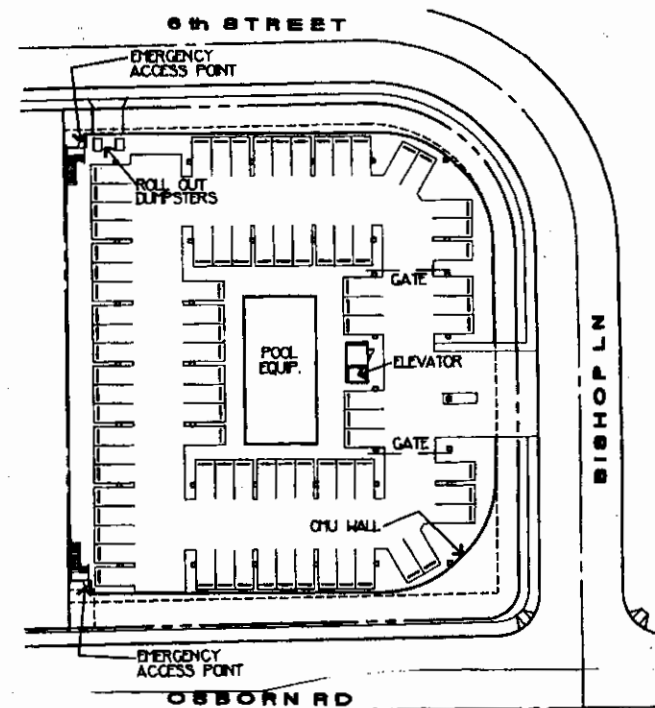
PARKING:	Two Bedroom	48	at 1.50	= 72
	Spaces Required			72
	Spaces Provided			83
Include:	Assigned Spaces	48		
	Open Spaces	33	at (8' x 12')	
	Accessible Spaces	2	at (8' x 12') of which 1 is a Van Space	

OPEN SPACE: Not Required
Provided: 13,532 SF

SITE LOCATION MAP



DWELLING LEVEL PLAN



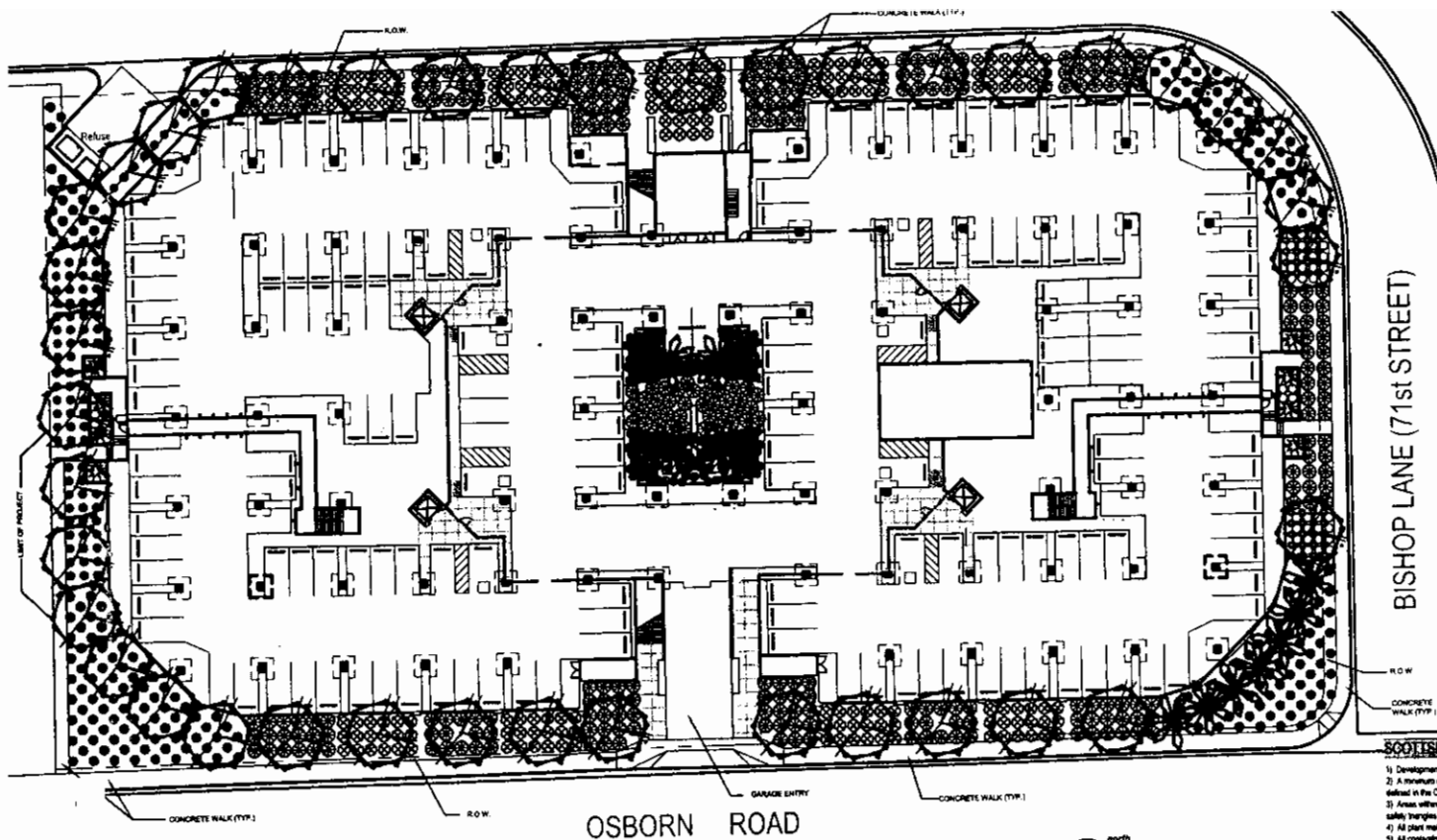
GARAGE LEVEL PLAN

PRELIMINARY SITE PLAN

SCALE: 1"=30'



CASE 52-ZN-1997#2 SITE PLAN

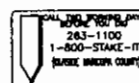
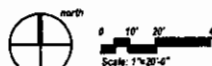


SYMBOL	COMMON NAME BOTANICAL NAME	SIZE	QUANTITY
TREES			
	Desert Muskogee Platanus x Citrus hybrid	2" CW	43
	Date Palm Phoenix dactyloides	16-20	11
ACCENTS			
	Yellow Dot Spathoglottis hirsuta	1 Gal	206
	Butterfly Agave Agave murphyi	5 Gal	38
	Murphey's Agave Agave murphyi	5 Gal	244
	Golden Dalia Dalia capitata Sierra Gold	1 Gal	48
	Leucostemum Murryi Leucostemum murryi	5 Gal	279
	Lady Slipper Plant Prodelphinium maculatum	5 Gal	0
	Giant Macrorhiza Macrorhiza hirsuta	5 Gal	14
	Autumn Sage Salvia greggii Sierra Linda	5 Gal	0
	Sierra Star Fern Cakile x Sierra Star	5 Gal	176
	Purple Heart Plant Succisa purpurea	1 Gal	0
	Mexican Creeper Plectranthus sp.	5 Gal	0



SCOTTSDALE GENERAL NOTES

- Development and use of this site will conform to all applicable Codes and Ordinances.
- A minimum of 50% of the provided trees shall be mature in size, pursuant to the City of Scottsdale's Zoning Ordinance, Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article X, Section 5.100.
- Areas within the safety margins are to be clear of landscaping, signs, or other visibility obstructions with a height of greater than 2 feet. Trees within the safety margins shall have a canopy that begins at 7 feet above finished grade at the time of installation. All heights are measured from the street elevation.
- All plant material is to be irrigated by a fully automatic underground irrigation system unless otherwise specified.
- All contaminated soil existing on site is to be removed from the planting areas. Recycle planting areas with soil per specifications.
- After final approval the project will be inspected for zoning compliance during construction and prior to occupancy.
- All new or relocated utilities will be placed underground.
- Reference grading and drainage plans for slope and depth of retention basins.
- All planting areas are to receive a minimum of 2" layer of decomposed granite. Decomposed granite is to be 1" screened Washed Grit from a single source.
- Provide an 8% slope away from walls and curbs for 5 feet along all abutments, unless otherwise noted.
- All signs require a separate approval and permit.
- Areas in decomposed granite without plant materials shall not exceed dimensions of more than 7 feet in any one direction. Distance is measured between plant canopies within coverage.
- Reference City of Scottsdale Standard Detail #2354 for reduced pressure backflow preventer. All backflow prevention devices shall be completely screened from view by dense vegetation, or screen walls of a color and texture consistent with the architecture of the buildings.
- Retention and detention basins are to be constructed solely from the approved civil plans. Any alteration of the approved design (additions, deletions, etc.) shall require additional review and approval of the plans.
- There are no full areas on this project.
- No lighting is approved with this set of plans.
- New landscaping, including salvaged plant materials, and landscaping indicated in remarks which is destroyed, damaged, or requires during construction shall be replaced with like kind, size, quality, and quantity prior to issuance of the Certificate of Occupancy (Letter of Acceptance) to the satisfaction of the Inspection Services Staff.
- All single trunked trees caliper size, that is to be equal or less than 4 inches shall be determined by utilizing the smallest diameter of the trunk 6 inches above finished grade adjacent to the trunk. A tree's caliper size for single trunked trees that are to have a diameter greater than 4 inches, shall be determined by utilizing the smallest diameter of the trunk 12 inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6 inches above the location that the trunk split originates, or 6 inches above finished grade if all trunks originate from the soil.



AMEC Landscape Architecture
2001 W. Camelback Rd. Suite 200
Phoenix, AZ 85016-1100
PHONE (602) 363-2400
FAX (602) 363-2400

"X"
6th Street and Osborn Road
Scottsdale, Arizona

All information contained in this drawing is Preliminary, and Not for Construction

Conceptual Perimeter
Landscape Plan
Date: 12.22.04
Project # 04-2004-018 1 OF 2

